

**Nelson Hill Homeowners Association
Board of Directors
Called Meeting September 18th, 2024**

Nelson Hill Common Area Playground Location @ 6:15PM

Minutes

Directors Present: Bob Finnegan, Alexander Lamma, Elliot Lenz, Maureen Berrios, Tina Curry, Tessa Hiers

A special called meeting was held on the Nelson Hill Playground. The undersigned, consisting of all members of the Board of Directors of Nelson Hill Homeowners' Association, Inc., a Georgia Nonprofit Corporation (the "Corporation"), in accordance with the Georgia Nonprofit Corporation Code, do hereby consent to the following actions and resolutions being taken and adopted and hereby direct that this written consent be filed with the minutes of the Board of Directors in the minute book of the Corporation.

Adoption of Fine Policy

RESOLVED, that the following Fine Policy is hereby adopted (see attached documents)

Adoption of Rules & Regulations Policy

RESOLVED, that the following Rules & Regulations Policy is hereby adopted (see attached documents)

IN WITNESS WHEREOF, the undersigned have caused this written consent to be executed on this 19th day of September, 2024 through the waiver of notice (see attached documents).

Meeting adjourned @ 6:30PM

Nelson Hill Homeowners Association, Inc.

Fine Policy

Adopted by the Board of Directors

September, 2024

WHEREAS, the Board of Directors of Nelson Hill Homeowners' Association, Inc adopted this policy at a called Board of Director's meeting; and

WHEREAS, the Board of Directors of Nelson Hill Homeowners' Association, Inc distributed the adopted policy to all members of the Association at the address shown on the books and records at least ten (10) days prior to the effective date; and

WHEREAS, the Board of Directors of Nelson Hill Homeowners' Association, Inc established 11/01/2024 as the effective date of this policy:

WHEREAS, this Fine Policy will supersede all previous fine policies of Nelson Hill Homeowners' Association, Inc on 11/01/2024 and may be further amended from time to time. Said policy will not contradict The Articles of Incorporation, Covenants, or By-Laws, and may be recorded as part of the Rules & Regulations should the board to memorialize these policies.

NOW THEREFORE, the Fine Policy is adopted as follows:

Nelson Hill Homeowners' Association and all of its property owners within the community have the right to enforce compliance of the Restrictive Covenants that govern Nelson Hill. Through the actions of our property owners, it is our hope that doing so will help maintain and improve property values.

Please accept this correspondence as notice to all homeowners, tenants, and property management companies of the Nelson Hill HOA Fine Policy (the "Policy"). This Policy has been adopted by the Board of Directors pursuant to Article 2, Section 7 of the Restrictive Covenants.

Nelson Hill Homeowners' Association, through its Board of Directors or other designated committee (if applicable), will investigate all violations reported by neighbors and/or observed directly by the Board of Directors. If the Board determines that a violation does exist, based on the language of the Restrictive Covenants and established Rules & Regulations, a First Written Notice will be issued that details what the violation involves and the specific covenant, rule, or regulation it violates. If the violation continues, additional notices and eventually fines will be issued as detailed below.

A summary of the Fine Policy is as follows:

	Fine Amount	Total
First Written Notice*	\$0	\$0
Second Written Notice	\$50	\$50
Final Notice	\$100	\$150
Initiation of Litigation by HOA Attorney	Court Costs + Attorney Fees	\$150 + Court Costs + Attorney Fees

1. This policy is an addendum, and in addition to, all rights the Association has under the laws of the State of Georgia, the Declaration, By-Laws, and Rules and Regulations, as amended.

This policy shall be effective as of the 1st day of Nov, 2024

DIRECTORS:

[Signature]
President

[Signature]
Vice President

[Signature]
Treasurer

[Signature]
Secretary

[Signature]
Director

[Signature]
Director

[Signature]
Director



Nelson Hill Homeowners' Association, Inc.
Rules & Regulations

The following reasonable rules and regulations have been established by the association's Board of Directors for property owners of Nelson Hill (the "BOD"). In addition to the authority to establish rules and regulations, the BOD has authority to levy and collect reasonable monetary fines and/or to impose other sanctions for violations of NHHOA rules and regulations. Monetary fines may be collected by lien and foreclosure as provided in Article VII of the Covenants. Please accept this correspondence as notice to all homeowners, tenants, and property management companies of the Nelson Hill HOA Rules & Regulations Policy (the "Policy"). This Policy has been adopted by the Board of Directors pursuant to Article 2, Section 7 of the Restrictive Covenants.

The purpose of this document is to provide property owners with rules and regulations, penalties for violations, and the prescribed process for appealing imposed penalties. Property owners are accountable for actions of their tenants.

Use Restrictions

- No noxious or offensive activity as determined by the NHHOA shall be carried on upon any property.
- The use or display of firearms, fireworks, or other similar devices are forbidden.
- No temporary structure (trailer, tent, shack, garage, barn, greenhouse, etc.) shall be maintained or used as a residence or for any other purpose.
- Boat trailers, boats, travel trailers, inoperative automobiles, campers, vehicles of any kind, or portable buildings are to be stored out of view from the streets or pond and shall not be stored in any street right-of-way or on driveways. Temporary vehicles, such as moving vehicles, are exempt during the process of moving into your new home.
- It is the responsibility of each property owner to prevent any unclean, unhealthy, or unkept condition, as determined by the NHHOA, from existing. This includes maintenance and cleanliness of the mailbox associated with each property.
- Trash, garbage, or other waste materials must be kept in sanitary containers constructed of metal, plastic, or masonry materials with sanitary covers or lids. Trash containers must be stored in a location away from the street, (i.e., the back yard, the front of the garage, behind an approved fence or a shrub). Containers must not be placed at the curb earlier than the evening before trash pick-up and trash cans must be returned to the property within 24 hours. Trash cans are not permitted to be store on top of drainage systems.
- No lot may be used for open storage of any materials whatsoever if visible from the street except that building materials used in construction of additions or improvements may be stored on the lot during a reasonable construction or improvement period.
- The use of profanity in the common areas is strictly prohibited. Explicit or suggestive actions, even in the absence of profanity, are also strictly prohibited. Explicit or suggestive attire is strictly prohibited, including nudity. No alcoholic beverages or glass bottles are allowed in any common area at any time.
- It shall be considered a noxious or offensive activity to allow holiday décor to remain on the outside of a property for more than 15 days following a calendar holiday. All such holiday décor, including, but not limited to exterior lights, bows, seasonal characters, and other holiday décor shall be removed within such time period.
- No immoral, improper, or offensive or unlawful use shall be made of the Common Area or lots not any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

Pets

- No animal of any kind except for dogs, cats, and other usual household pets may be kept on any property.
- Animals may not be kept, bred, or maintained for any commercial purpose.
- Animals must not endanger the safety or health of residents or unreasonably disturb them.
- All permitted animals are to be kept and maintained in accordance with local animal control ordinances.
- All animals, whether on owner's property or not, must be on a leash when exiting the owner's home.
- Any cat that is outdoors while not under direct control must be sterilized.
- No pet enclosure is to be erected or placed on any property.
- Persons walking dogs on leashes are to remove all solid waste of the pet from residential property and common grounds.
- Feeding of any stray animals in the neighborhood is strictly forbidden.

Vehicles and Traffic

- All State of Georgia motor vehicle laws apply while driving in Nelson Hill. While Nelson Hill is not a gated community, the streets in Nelson Hill are county owned and maintained and residents are hereby reminded that all vehicles in the community shall be operated in a

Nelson Hill Homeowners' Association, Inc.
Rules & Regulations

safe and prudent manner so as not to endanger any person or property and drivers must abide by all rules of the road and applicable laws and regulations while driving in the community.

- The speed limit is twenty-five (25) mph unless otherwise posted and all traffic signs (e.g., stop signs) are to be obeyed.
- All vehicles must be parked in the garage or drive way. In the event that there is insufficient parking available, vehicles can be parked on the road having two wheels on the lawn and two wheels on the road, creating a safe passage for emergency vehicles to pass through. No vehicle is permitted to be directly parked on the lawn or directly on the street.
- Driveways and mailboxes are not to be blocked.
- Overnight parking is temporarily allowed not to exceed twenty-four (24) hours on Common Areas. Vehicles will be towed at owner's expense past 24 hours.
- Visitor parking is allowed temporarily on the street as long as it does not impede the flow of traffic in any manner.

Nelson Hill HOA Dues

- Annual dues are assessed on the first of January each subsequent years and should be paid by January 31st of each subsequent year.
- A late fee of \$10 will be assessed on February 1st.
- Failure of payment by March 1st will incur a monthly interest of 1.5% (18% per Annum)
- The annual assessment may be increased each year by not more than 10% above the maximum assessment of the previous year without a vote of the membership of the Association.

Landscaping Maintenance & Lawns

- The owners or occupants of all lots shall at all times maintain all lawns and landscaping thereon in a sanitary, healthful, and attractive manner as determined by the NHHOA.
- No weeds, underbrush, or other unsightly growth shall be permitted to grow on any lot.
- Yards maintenance is to include lawn mowing and edging, shrubbery trimming, and upkeep of beds and islands.
- In no event shall any lot owner or occupant permit the accumulation of garbage, trash, or rubbish of any kind on a lot.
- No lot shall have holes or excessive soil drainage.
- Lawns must be mowed on a regular basis with grass clippings removed from driveways, sidewalks, and streets. In addition, lawns must be fertilized regularly and bare spots must be reseeded. No excessive weed growth shall be present within the lawn.
- Flower beds must be kept clear of leaves, debris, and weeds.
- Dead flowers, shrubs, hedges, and tree stumps must be removed.

Property Maintenance

- All maintenance of Lots or Residential Units, unless specifically identified hereunder or in a Supplemental Declaration or other applicable Declaration of Covenants as being the responsibility of the Association or another party or entity, shall be the responsibility of the Owner of such Lot or Residential Unit.
- Additional regulations put in place by the Board in order to enforce rules:
 - Exterior Walls must be free from pollution such as algae, dust, and/or pollen.
 - Homes with Vinyl Siding should be pressured washed as needed.
 - Homes with Fiber-Cement Siding should be repainted every 7-10 years based on original construction year.
 - Trim must be in good condition and be painted in a color complementing the house color.
 - Doors should complement the exterior colors and be neutral based.
 - No shingles missing or damaged (including garage exterior above door)
 - Additional maintenance shall include, but not limited to painting, repairing, replacing, and caring for roofs, gutters, shutters, downspouts, siding, driveways, exterior doors, window screens, garages, fences, porches, and other exterior improvements.
- All fences must be approved by the New Construction Review Broad for new fences or the Modification Committee for alterations.
- All neighbors share a "party wall". Fence that divides adjoining properties or lots and in which each of the properties or lots owners share rights.

Pond Privileges & Restrictions

- Fishing is restricted to Nelson Hill residents or their immediate families.
- No fishing is permitted except by rod and reel, or pole, hook and line.
- Fishing follows "catch and release" rule.

Nelson Hill Homeowners' Association, Inc.
Rules & Regulations

- All boats, canoes, or other watercraft of any type, whether gas or petroleum product powered or otherwise propelled, are strictly prohibited on the pond or the pond dam for any reason whatsoever.
- Activity around the pond must not disturb the peace, quiet, safety, comfort, and enjoyment of occupants of the surrounding property.
- No motor vehicles are permitted to be driven on the dam located primarily on Val Del Road.

Fines & Fine Schedule

The BOD has authority to establish amounts of fines for violations of rules and regulations. A fine must be paid within a period of ten (30) days from the date of assessment. Each property owner, by acceptance of a deed or contract for deed, agrees to pay any specific assessment for fines as may be imposed in accordance with Article II, Section 3 of the Declaration of Covenants, Conditions, and Restrictions. Pursuant to Article VII, Section 7 of the Declaration of Covenants, Conditions, and Restrictions, all such assessments, together with simple interest at the rate of eighteen percent (18%) per annum, costs and reasonable attorney's fees shall be a continuing lien upon the lot against which each assessment is made.

Appeals

Within the period of time prescribed for corrective action in a courtesy reminder or a written notice, the property owner may submit a written appeal (mail or electronic) to the BOD to appeal the action. Any assessed fine will be postponed until it is upheld or dismissed through the appeal process. A ruling on a written appeal will be made within ten (30) days. If a hearing is requested, it will be scheduled within thirty (30) days, and the property owner must attend and must submit an appeal to the alleged violation in writing (mail or electronic). A panel consisting of members of the BOD will review the allegation and the appeal and make a determination as to the imposition, reduction, or dismissal of any disciplinary action.

Electronic appeals can be submitted to _____ or mailed to PO BOX 145, Hahira, GA, 31632.

Owner/Tenants & Rental Properties

Property owners, and/or their management companies, are responsible for the actions of their tenants and must follow all HOA Rules & Regulations. Property owners will be accountable for ensuring that any required corrective action is taken within the time period allowed. Homeowners must notify to the HOA in advance prior to renting their home and state which management company will be responsible for overseeing the property, if applicable. In the event the homeowner rents directly without a management company, he or she must provide reliable contact information to the NHHOA.

Nelson Hill Rules Enforcement

In accordance with the Covenants, the NHHOA, acting through its Board of Directors, is charged with the responsibility of enforcing the Covenants, By-Laws, and Rules & Regulations. To ensure compliance for the benefit of all property owners, the NHHOA will investigate all alleged violations. A property owner wishing to report a violation should submit a written complaint, either mail or electronically (PayHOA or Email).

If the Board of Directors determines that a violation exists, the following procedures will be followed as outlined per the Nelson Hill Fine Policy:

- **First Written Notice**

Upon a violation of a use restrictions rule, a FIRST NOTICE will be issued to the property owner citing the violation and stating the corrective action that must be taken and the time allowed.

There is no fine for the first written notice.

- **Second Written Notice**

If, after the time allowed for correcting an infraction cited in a first written notice, the violation has not been corrected or if there is another violation, a SECOND NOTICE of disciplinary action will be issued to the property owner.

With this notice, a fine (\$50) for the offense will be levied.

- **Final Written Notice**

If, after the time allowed for correcting an infraction cited in a SECOND NOTICE, the violation has not been corrected or if there is another violation, a FINAL WRITTEN NOTICE of disciplinary action will be issued to the property owner.

With this notice, a fine (\$100) for the offense will be levied.

If the infraction involves the maintenance or appearance of property, the NHHOA may, as its option without liability to the owner or occupant in trespass or otherwise, enter upon a property and cause any weeds, grass, and landscaping to be cut, pruned, or removed, as the case may

Nelson Hill Homeowners' Association, Inc.
Rules & Regulations

necessitate, and may remove or cause to be removed such garbage, trash, or rubbish as has accumulated thereon. Additionally, the association may do anything necessary to secure compliance with these restrictions so as to place the property in a neat, attractive, healthful, and sanitary condition.

Any costs incurred for securing such compliance, including the cutting, trimming, pruning, or removal of weeds, grass, landscaping, or such garbage, trash, or rubbish as may be removed, may be charged to the owner occupant of the property for the cost of such work. By purchase or occupancy of property, the owner or occupant agrees to pay such statement immediately upon receipt thereof, and such payments made by association may be secured by a lien in the same manner as general assessments paid the association.

Violations Requiring Immediate Attention

Some violations involve activities deemed to be serious enough to require immediate corrective action. In these cases where safety or peace and quiet are compromised by the actions of a property owner or visitor, the process of notifications and response times will not be applicable. A VERBAL NOTICE to the offender will take the place of a written notice, and a failure to immediately comply will result in a fine assessment. The amount of the fine will be determined by the nature of the infraction. Willful and purposeful acts of vandalism committed by Nelson Hill residents or their guests causing damage to property or annoyance to other residents or guests will result in an immediate VERBAL NOTICE and a fine to the property owner in an amount deemed appropriate by the NHHOA BOD.

This policy shall be effective as of the 1st day of Nov, 2024

DIRECTORS: _____

Bob Johnson
President

[Signature]
Vice President

[Signature]
Treasurer

[Signature]
Secretary

[Signature]
Director

Maureen Davis
Director

[Signature]
Director



**WAIVER OF NOTICE OF SPECIAL CALLED MEETING
OF BORD OF DIRECTORS
OF
NELSON HILL HOMEOWNERS' ASSOCIATION, INC.**

We, the undersigned, being all of the directors of the Corporation, hereby agree and consent that the special called meeting of directors of the corporation be held on the date and time and at the place designated hereunder, and do hereby waive all notice whatsoever of such meeting and of any adjournment or adjournments thereof.

We do further agree and consent that any and all lawful business may be transacted at such meeting or at any adjournment or adjournments thereof as may be deemed advisable by any director present thereat. Any business transacted at such meeting or at any adjournment or adjournments thereof shall be as valid and legal and of the same force and effect as if such meeting or adjourned meeting were held after notice

Place of meeting: Nelson Hill Playground Common Area
Date of meeting: 09/18/24
Time of meeting: 6:15PM

Dated: 09/18/24

DIRECTORS:

Bolestin
President

[Signature]
Vice President

Elbert Hay
Treasurer

[Signature]
Secretary

Maureen Berio
Director

[Signature]
Director

[Signature]
Director

